



Connells

Vinery Court Grove Road
Stratford-Upon-Avon

Vinery Court Grove Road Stratford-Upon-Avon CV37 6WG

for sale
£150,000



Connells are delighted to present this modern and well-presented one-bedroom flat, ideally positioned within easy walking distance of Stratford-upon-Avon town centre.

This attractive apartment offers bright and spacious accommodation throughout, featuring a contemporary open-plan kitchen and lounge area that creates a sociable and versatile living space. The modern kitchen is fitted with a range of units and provides ample space for everyday living and entertaining.

The property also benefits from a well-proportioned double bedroom and a stylish bathroom, making it an excellent choice for first-time buyers looking to step onto the property ladder or investors seeking a strong addition to their portfolio.

Further advantages include an allocated parking space, modern décor throughout, and a convenient location providing easy access to Stratford-upon-Avon's shops, restaurants, leisure facilities, and transport links.

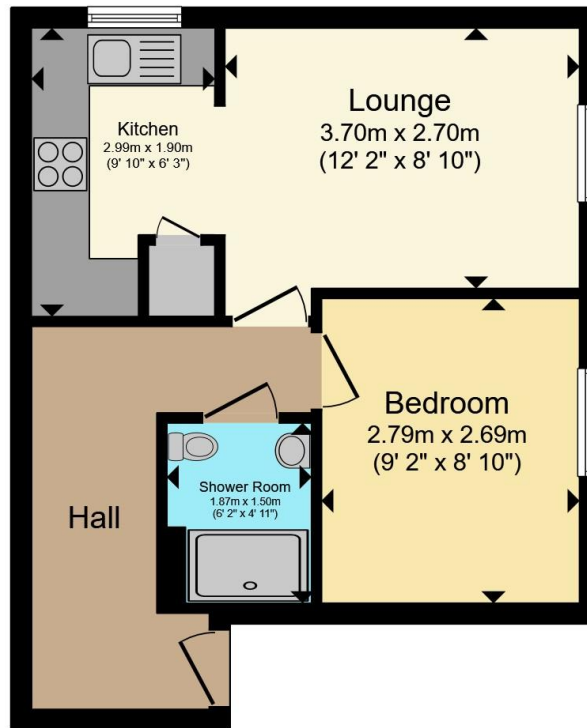
Early viewing is highly recommended to appreciate all that this superb apartment has to offer.











Total floor area 35.8 m² (386 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01789 266204
E stratforduponavon@connells.co.uk

11B Meer Street
 STRATFORD UPON AVON CV37 6QB

EPC Rating: C Council Tax
 Band: B

Service Charge: 960.00 Ground Rent:
 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STR108986

This is a Leasehold property with details as follows; Term of Lease 120 years from 25 Mar 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STR108986 - 0002